

**31 Gagarra Street, Eight Mile Plains, Qld 4113**

**House For Sale**

Friday, 10 November 2023



31 Gagarra Street, Eight Mile Plains, Qld 4113

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 800 m2**

**Type: House**



George Yang  
0488199888



Yvonne Zheng  
0416884663

## Auction

Auction on-site, 02 December 2023 at 11:30am. Without compromise, renovations of this calibre are unheard of, and equipped with state-of-the-art inclusions, this home is a phenomenal single level home that has all the finishes you'd expect to find in a brand-new build and it's ready and waiting for you NOW! With room for everyone, this residence oozes a sense of refinement and timeless elegance. Built in an era where rooms were generously sized, you can expect larger than usual bedrooms and a thoughtfully considered floorplan. Set apart from the other three bedrooms, the master suite is king-sized and sumptuous. Having an ensuite and walk-in-robe, the master exudes a feeling of opulence and is perfectly appointed for parents to rest and unwind after a busy day running after the family. Avoiding disagreement, the remaining three bedrooms are similarly sized and all very comfortably appointed to ensure restful slumber is had by all. Bringing the WOW factor and adorning the home in natural light there is an breathtaking 2.85 x 1.8 metre window, that illuminates the heart of the home and effortlessly unites family togetherness with open plan living interconnecting the kitchen, and family living. For times when you want to relax and unwind, the formal living room is appropriately offset from the family living to allow a sense of space and solitude. With exemplary style, the kitchen displays a minimal, unobtrusive modernity. With a kitchen island spanning the length of the kitchen, there is a breakfast bar and Kalala Bianco waterfall stone countertop and Franke kitchen sink. Masterfully considered, there is upper and lower cabinetry prevailing without detracting from the clean lines and the butler's pantry is sized to hide a myriad of messes made whilst cooking the family's favourite feasts. Not stopping there, only the best appliances have been considered with a ceiling cassette Schweigen rangehood (ducted outside), and Electrolux induction cooktop. Complimenting this beautiful home is the private oasis that awaits you outside. The backyard is fully fenced, level, and ideal for children and pets and is complete with the essential addition to any South East Queensland backyard - an inground swimming pool! Boasting a large undercover patio, this area is sure to host many gatherings as you celebrate all that life has to offer. Offering a level of detail unlike any other, it is worthy to consider what you can expect:

- Immaculately presented, large family lowset rendered brick home with northerly aspect
- 4 generously sized bedrooms (master with ensuite and walk-in-robe and all with built-in-robos)
- 2 bathrooms with new toilets, taps, and fixtures
- Double lock up garage with internal access to home and direct access to backyard
- Mudroom entrance with custom joinery and sensor lighting
- Daikin ducted air-conditioning (6 zones) - less than a year old!
- NEW LED lighting throughout
- NEW flooring
- NEW blinds with privacy layer
- Crimsafe security screens
- Solar panels & solar hot water
- Covered entertaining area overlooking the inground pool
- App controlled entry door and camera
- Security system with 5 cameras!
- Intercom system
- Electric gated entry to residence
- Samsung Keyless Entry door - fingerprint technology

Immerse yourself in a thriving community, honouring the natural beauty of the area with green open spaces and parklands aplenty! Promoting a lifetime of convenience, you are ideally situated to take advantage of local amenities including:

- 15-minutes from Brisbane's CBD
- Direct access to Gold and Sunshine coasts (M1), Scenic Rim via Logan Motorway and Gateway Arterial
- Westfield Garden City, Sunnybank Plaza, Sunnybank Park Shopping Centre, Market Square and Times Square
- Garden City Busway & Eight Mile Plains Busway
- In catchment for Warrigal Road State Primary School and Rochedale State High School
- A plethora of independent and private schools in proximity
- Choice of childcare facilities in vicinity

It goes without saying, this is a breathtaking home and will be in high demand. Avoiding protracted build times, budget blowouts and inconveniences associated with renovating, this home just makes sense and we encourage you to join us at one of our open homes so you can experience what dreams are made of. Contact George Yang today on 0488 199 888. Disclaimer: Due to QLD legislation which prohibits a seller or agent from providing a price guide for auction properties, a price guide isn't available. The website possibly filtered this property into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.